Folder #03/04 CS 01

MINUTES

WOLF CREEK WATER AND SEWER IMPROVEMENT DISTRICT
September 11, 2025

A regular meeting of the Board of Trustees of Wolf Creek Water and Sewer Improvement District (WCWSID) was held **Thursday, September 11, 2025,** at 8:00 a.m. in the business office located at 2580 N. Highway 162, Suite A.

Board Members Present: Miranda Menzies, Don Stefanik, Jon Bingham, Pam Young, Henry Huchel

Board Members Absent:

Others Present: Rob Thomas - General Manager, Annette Ames - Controller/Recorder, ShyAnna Chambers – Office Assistant, Vicky McKenny -3688 N Elkridge Trail, Annette Story – Eden Water Works 2602 Shaw Dr. Liberty, Ron Gleason 4426 Sunrise Dr., Jon Schultz – Cohen Kinhorn, David Wright – Maybe Wright & James, Chuck Palmer – Childs Richards CPA, Van King- King Water Resources.

The regular meeting was called to order at 8:02 a.m. by Miranda Menzies

1. Chuck Palmer presented the Financial Audit Report to the board and discussed the different findings put together by Child Richards CPA. He stated that it was a clean audit and there were no issues to report.

2. Rob Thomas updated the board on the Warm Springs Cleaning & Pump test plans. The frack tank is here, and the area has been fenced off, with the start date for cleaning expected next week. Miranda Menzies mentions the involvement of a third-party consultant Chris DeKorver, who is overseeing the project. The board discusses the importance of monitoring points for water levels and the role of Mr. DeKorver and Mr. King in ensuring the project's success. Mrs. Menzies encourages board members to visit the site to understand the project better.

3. Rob Thomas updates the board on the reuse pond project, mentioning the installation of the gate and outlet structure. The dam is being built in lifts, with the goal of completing it by the end of October. The board discussed the importance of keeping the project on budget and the challenges of managing excess material. Mr. Thomas mentions the need for additional topsoil and the potential for vegetation on the face of the dam.

4. Rob Thomas gave an update on the East Well, stating the project was complete but waiting on the State of Utah to issue the cross-connection permit on the Burnett Springs.

5. Rob Thomas provided an update on the golf course irrigation system currently being installed, with pipe and conduit work underway and coordination ongoing regarding the location of future hotel construction and pump lines. Construction has temporarily altered play on some holes, and the board discussed the need for continued cooperation with developers to address infrastructure and easement issues.

6. Rob Thomas updates the board on the sewer infrastructure for Cobabe Ranch, Osprey and the Bridges, mentioning inspections and certifications. Rob Thomas mentions the need to open and cut the canal to lay the sewer line, which will require additional work.

7. Miranda Menzies introduces the topic of the legal defense fund fee, explaining the need to cover escalating legal costs. The board discusses the impact of the lawsuits filed by developers and the need to protect the company's operating expenses. Jon Bingham made the motion to create a legal defense fund with a monthly fee added to all customer bills, with a public hearing to discuss the matter scheduled for September 30. 2025, at 6pm. Pam Young duly seconded the motion, and the roll call vote was as follows:

   Miranda Menzies Aye
   Jon Bingham Aye
   Don Stefanik Nay
   Henry Huchel Aye
   Pam Young Aye

8. Miranda Menzies discusses the developers' proposal to accept 4.5 shares for 10 approvable entity lots and explains the need for a stay on litigation. Jon Bingham suggests that the developers should reciprocate by providing easements on the golf course. Pam Young made the motion to approve the development agreement for 10 homes in Bridges (plus an 11th lot as a transfer), in accordance with the terms of the drafted agreement. Don Stefanik duly seconded the motion, and the roll call vote was as follows:

   Miranda Menzies Aye
   Jon Bingham Aye
   Don Stefanik Aye
   Henry Huchel Aye
   Pam Young Aye

9. Miranda Menzies accepted a motion to enter into a Closed Session. Henry Huchel made the motion to go into a Closed Session to discuss the purchase or Ownership of Water Rights, Land or Other Real Property, Personnel Matters, Imminent Legal Action, or Loan Applications at 10:07 a.m. Jon Bingham duly seconded the motion, and it was unanimously approved. Don Stefanik made a motion to reopen the regular meeting, and Pam Young duly seconded the motion, and it was unanimously approved. The regular meeting reconvened at 11:44 a.m. Jon Bingham made a motion to accept the items discussed in the Closed Session. Pam Young duly seconded the motion; the roll call vote was as follows:

Miranda Menzies	Aye
Jon Bingham	Aye
Don Stefanik	Aye
Henry Huchel	Aye
Pam Young	Aye

10. Miranda Menzies discussed with the board the prospect of seeking proposals from Gardner Engineering and AECOM to update the IFFP, and IFA, so the district can compare both options. Legal considerations and potential changes in district boundaries may require additional IFFPs.

11. Annette Ames discusses the need to adopt the tax compliance procedure for the 2025 bond and the appointment of a loan compliance officer. Henry Huchel made the motion to appoint Annette Ames as the bond compliance officer and follow the tax compliance procedures. Jon Bingham duly seconded the motion; the roll call vote was as follows:

Miranda Menzies	Aye
Jon Bingham	Aye
Don Stefanik	Aye
Henry Huchel	Aye
Pam Young	Aye

12. Annette Ames reads Resolution 25-4; to cancel the upcoming election, as there were no additional candidates to oppose the 2 candidates already running for the 2 available seats. The roll call vote was as follows:

Miranda Menzies	Aye
Jon Bingham	Aye
Don Stefanik	Aye
Henry Huchel	Aye
Pam Young	Aye

13. The minutes from August 14, 2025- Regular Meeting & August 28, 2025 – Special Meeting. Jon Bingham made a motion to approve August 14, 2025- Regular Meeting & August 28, 2025 – Special Meeting, Pam Young duly seconded the motion, and the roll call vote was as follows:

Miranda Menzies Aye
Jon Bingham Aye
Don Stefanik Aye
Henry Huchel Aye
Pam Young Aye

14. The August 2025 Financial Report, A/P & A/R, aging, and Bank Statement had been sent to the Board previously for review and presented for approval. Don Stefanik made the motion to approve and accept the August 2025 Financial Report, A/P & A/R, aging, and Bank Statement. Jon Bingham duly seconded the motion; the roll call vote was as follows:

Miranda Menzies Aye
Jon Bingham Aye
Don Stefanik Aye
Henry Huchel Aye
Pam Young Aye

15. Rob Thomas updates the board on the status of Jason Fuller's E1 system, explaining the issues with check valves and sewer backups. The board discusses the cost and feasibility of installing the E1 system, with Mr. Thomas gathering prices and timelines.

There being no further business, Don Stefanik made a motion to adjourn, Henry Huchel duly seconded the motion, and it was unanimously approved. The meeting was adjourned at 12:00 p.m.

The next meeting will be a regular meeting and is scheduled for Thursday, October 9, 2024, at 8:00 a.m. in person at the business office located at 2580 N. Highway 162, Suite A, Eden, Utah.

Annette Ames

Secretary of the Meeting